Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/11081

Decision Date: 15 October 2024

Applicant:	NHS Property Services 10 South Colonnade, Canary Wharf, London, Greater London, England, E14 4PU
Particulars of Development:	Application for the approval of reserved matters following 20/03255/OUT (appearance, landscaping, layout and scale) for the erection of an integrated health hub
At:	Land to the North East of Trowbridge Community Hospital, Hammersmith Fields, Trowbridge, BA14 8LW

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions: (12)

1 The works comprised in phase 2 of the development hereby permitted shall not be commenced before the works comprised in phase 1 are completed.

REASON: To secure the programming and phasing of, and an orderly pattern to the development.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site location and block plan scale 1:1250 and 1:500 drg no. TICC-ONE-MB- XX- DR-A-0100 rev P01
Hard Landscape Plan Phase One scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-1000 rev P06
Hard Landscape Plan Phase Two scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-1100 rev P03
Roof Plan - Planning Phase 1 scale 1:100 drg no. TICC-ONE-MB-RF-DR-A-0109 rev P02
Roof Plan - Planning Phase 2 scale 1:100 drg no. TICC-ONE-MB-RF-DR-A-0113 rev P04

Detailed Planting Plan Phase 1 scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-2000 rev P04
Detailed Planting Plan Phase 2 scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-2100 rev P03
Phase One Landscape Masterplan (rendered) scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-0011 rev P05
Phase Two Landscape Masterplan (rendered) scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-0001 rev P08
Phase One Landscape Masterplan scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-0010 rev P05
Phase Two Landscape Masterplan scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-L-0010 rev P10
Elevations Phase One scale 1:100 drg no. TICC-ONE-MB- XX- DR-A-0108 rev P02
Elevations Phase Two scale 1:100 drg no. TICC-ONE-MB- XX- DR-A-0111 rev P04
Floor Plans – Planning Phase 1 scale 1:100 drg no. TICC-ONE-MB- ZZ- DR-A-0107 rev P02
Floor Plans – Planning Phase 2 scale 1:100 drg no. TICC-ONE-MB- ZZ- DR-A-0112 rev P04
Phase 1 Private Drainage Plan scale 1:250 drg no. TICC-ONE-ZZ-XX-DR-C-3001 rev P05
Proposed Phase 1 External Levels Plan scale 1:250 drg no. TICC-ONE-ZZ- XX- DR-C-3002 rev P04
Lighting Plan Phase 1 scale 1:250 drg no. 39795/PJ/O
Lighting Plan Phase 2 scale 1:250 drg no. 37950/PJ/O
External Store scale 1:100 drg no. TICC-ONE-ES-XX-DR-A-0114 rev P04

Transport Statement by Transport Planning Associates dated October 2024
Landscape and Ecological Management Plan by Naturally Wild dated April 2021
Addendum to Landscape and Ecological Management Plan by Ecus Ltd dated July 2024
Energy & Sustainability Statement by XCO2 dated July 2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site above ground floor slab level until sample panels of the brickwork and cladding, demonstrating the colour, texture, face bond and pointing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner and in the interests of visual amenity and the character and appearance of the area and the setting of the adjacent Conservation Area and listed buildings.

4 Notwithstanding the information shown on the supporting plans, the development shall not be occupied until the detailed design and specification for the electric substation building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner and in the interests of visual amenity and the character and appearance of the area and the setting of the adjacent Conservation Area and listed buildings.

5 Prior to the installation of the tree pits within the car park details of the car park tree pits and means to protect the trees from damage following their planting shall be submitted to and approved in writing by the Local Planning Authority. The approved means to protect the trees shall be retained and maintained as such at all times thereafter.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of trees on the site and in the interests of visual amenity.

6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7 No part of the development hereby permitted shall be first brought into use until the accesses, turning area & parking spaces [80 for Phase one and 29 for Phase two] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

8 No development above slab level shall take place until details of the proposed zebra crossing that forms part of the pedestrian link between the application site and GP Surgery has been submitted to and approved in writing by the Local Planning Authority. The zebra crossing shall thereafter be provided prior to occupation of the facility and shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

9 No development above slab level (of any phase of the development) shall take place until a final Sustainable Energy Strategy (for that phase), explaining the low-carbon approach of the scheme taken in the Technical Design stages has been submitted to and approved in writing by the Local Planning Authority. This shall include but not necessarily be limited to consideration of operational energy, embodied carbon, climate change adaptation and sustainable transport. This shall accord with the principles set out in hereby approved Energy & Sustainability Statement by XCO2 dated July 2024. The development shall be carried out in accordance with the final agreed details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41 and CP57 of the Wiltshire Core Strategy are achieved.

10 No development above slab level (of any phase of the development) shall take place until final details of the air source heat pumps and /roof-mounted solar PV (for that phase) have been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41 and CP57 of the Wiltshire Core Strategy.

11 Prior to the first use of each phase of the development the electric vehicle charging for that phase shall be provided and made available for use in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

12 Prior to the commencement of phase 2 a plan detailing external levels of phase 2

including existing and proposed spot levels, proposed gradients and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the development is undertaken in an acceptable manner.

Informatives: (2)

13 Your attention is also drawn to the conditions imposed on the outline planning permission reference 20/03255/OUT dated 15 January 2021.

14 The drainage strategy for phase 2 of the development should be designed in accordance with condition 17 of the outline consent (20/03255/OUT).

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy